

# Tolles-Parsons Center Zoning Board of Appeals

19 November 2015

## Presentation Goals

- Overview of the project
  - Site Civil
  - Architectural





# Tolles-Parson Center

18-Nov-15

Location: 494-496 Washington Street
Present Use: Vacant
Zone: General Residence (10,000sf Lot District)
Requested Use/Occupancy: Municipal (Senior Center)

Zoning Ref.		Existing	Required	Proposed
	Lot Size	41,963sf	10,000sf	41,963sf
	Total Gross Floor Area	0 gsf	N/A	13,096sf
II.3f	Minimum Open Space		N/A	21%

IV	Lot Width/Frontage	224.91'	90'	224.91'
	Lot Depth	190'	N/A	190'

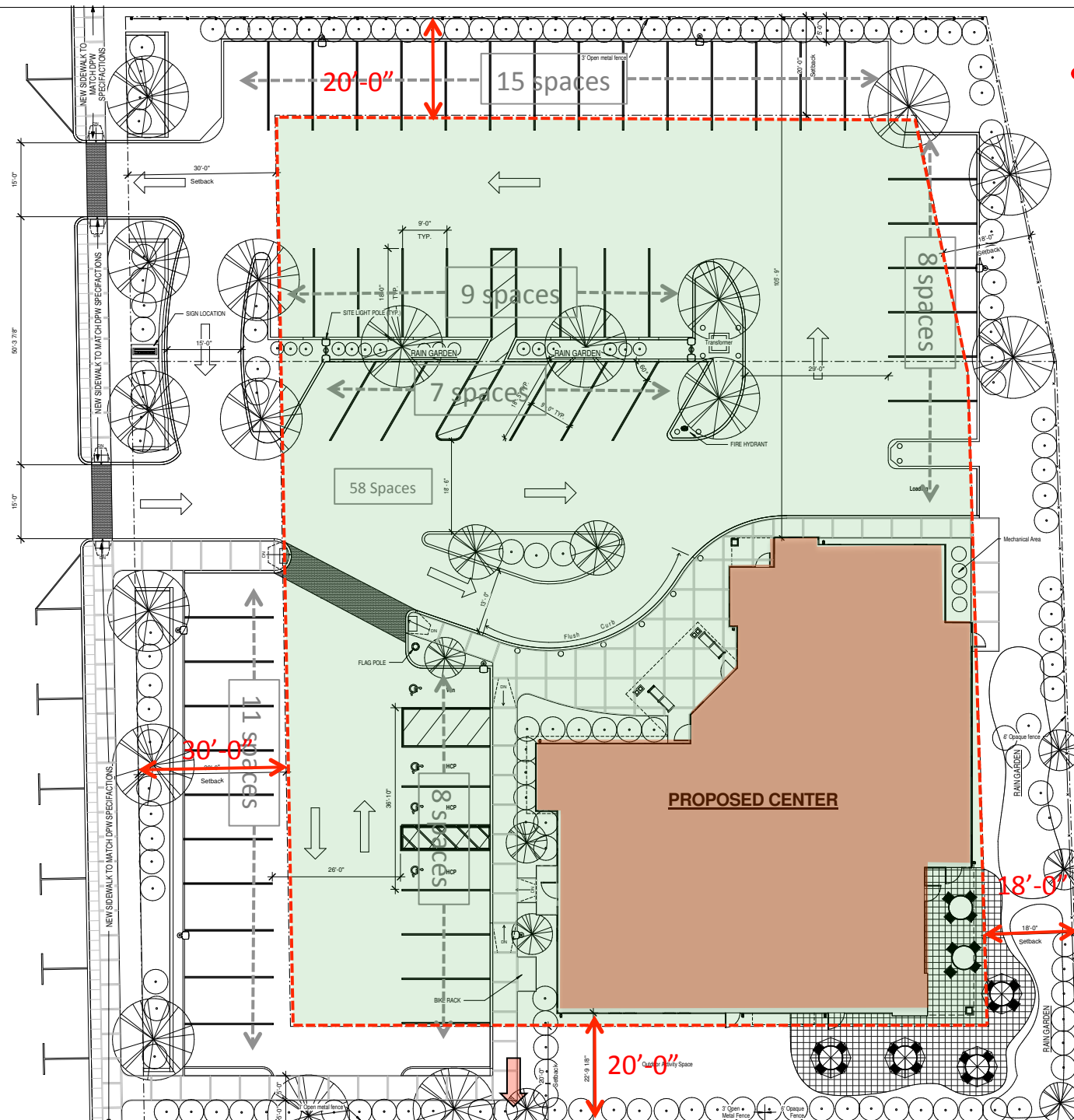
XIX	Set Backs			
Table 1	Front	N/A	30'	80'
	Rear	N/A	18'	18'
	Left Side	N/A	20'	107'
	Right Side	N/A	20'	22'-3"

XVIII B	Ratio of Bulidng to Lot Area		15%	15%
	41,963.00	N/A	6294	6294

XX	Heights of Buildings	N/A	45' (Max)	38'-2 3/4"
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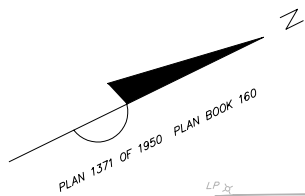
XXI	Off- Street Parking	N/A	39	58
	Landscaping Total Lot	N/A	4,196sf	9,687sf
	Landscaping Interior	N/A	2,098sf	2,125sf

XXI D-3	Development Standards			
	(90 degree space) Width	N/A	8'-6"	9'-0"
	Depth	N/A	18'-0"	18'-0"
	Aisle for 90 degree	N/A	24'-0"	24'-0" to 28'-0"
	Aisle for 60 degree angled	N/A	18'-0"	18'-6"



- Zoning Set Backs

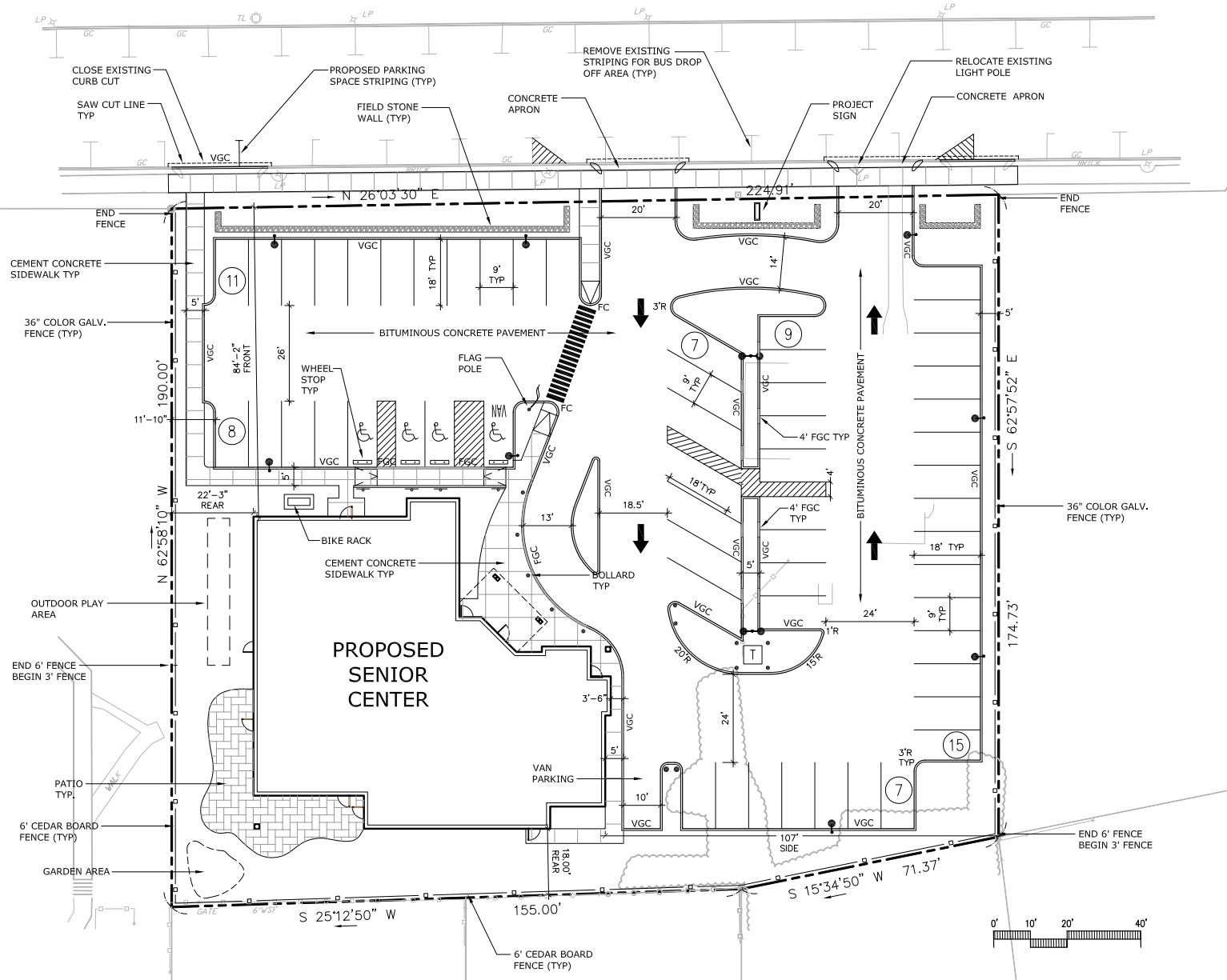
[illegible]



# Layout and Materials Plan( C-1)

WASHINGTON STREET

(PUBLIC - VARIABLE WIDTH - ROUTE 16)



# Grading and Utilities Plan( C-2)

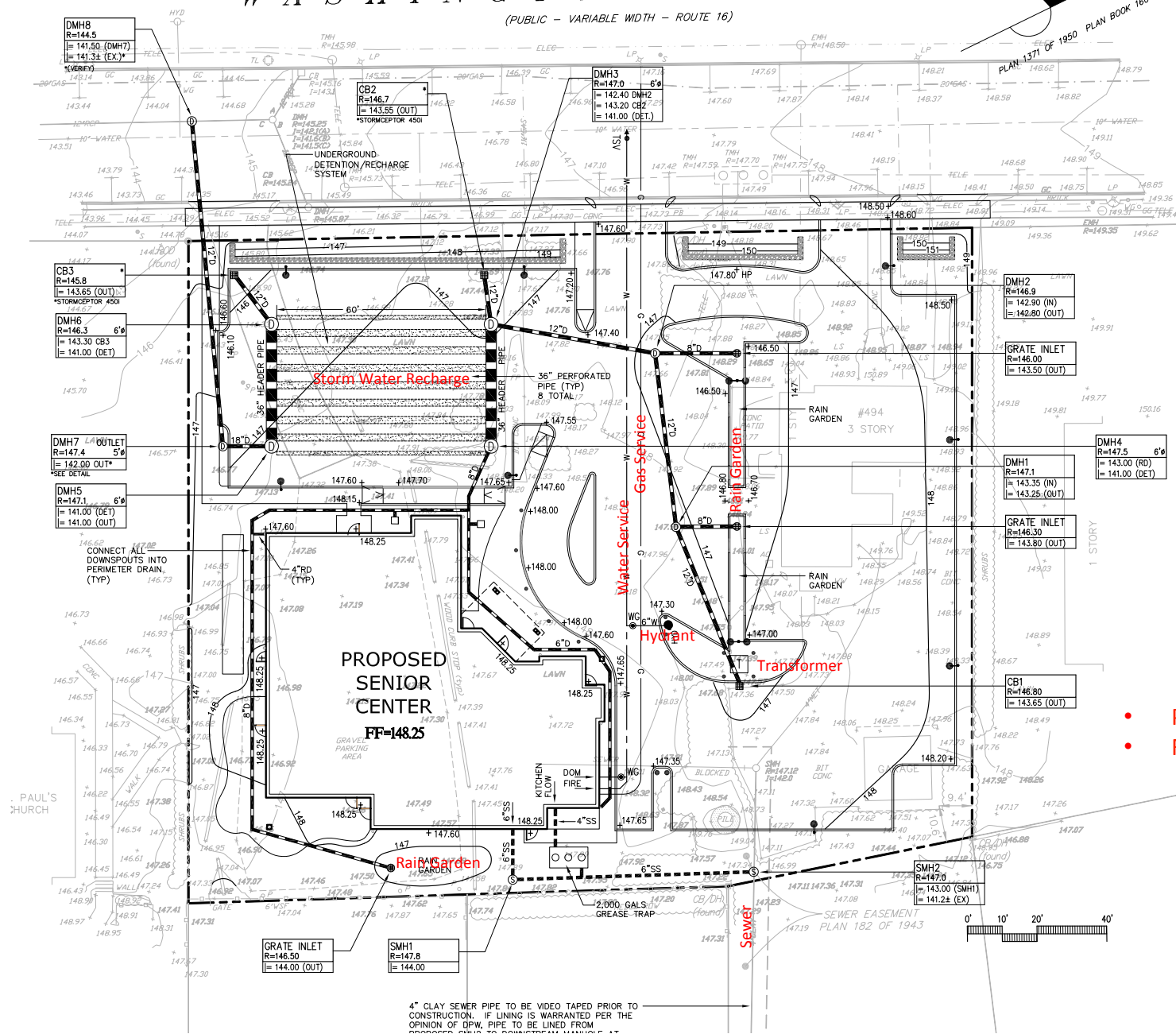
WASHINGTON STREET

(PUBLIC - VARIABLE WIDTH - ROUTE 16)

## GRADING AND UTILITY LEGEND

---	PROPERTY LINE
-----	SEWER LINE
=====	DRAIN LINE
---W---	WATER LINE
---	GAS LINE
UG-E/T/FA	UNDERGROUND ELECTRIC, TELEPHONE, FIRE ALARM
112	PROPOSED CONTOUR LINE
+100.50	SPOTGRADE
■	CATCHBASIN
AD□	AREA DRAIN
GI●	GRATE INLET
①	DRAIN MANHOLE
③	SEWER MANHOLE
WG●	WATER GATE
HYD●	HYDRANT
TSV●	TAPPING SLEEVE AND VALVE
T	TRANSFORMER
⊙	CLEAN OUT
RD	ROOF DRAIN

- Pressure: 82psi
- Flow: 1280gpm



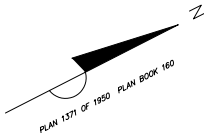


# Planting Plan( C-3)

## TREE MITIGATION

TREES TO BE REMOVED IN TREE YARD - 68 INCHES AT DBH  
32" OF CALIPER RECOMMENDED TO MITIGATE REMOVAL  
57" CALIPER INCHES PROVIDED IN PARKING LOT TREE PLANTINGS.  
REQUIRED TREE PROTECTION SPECIFICATIONS TO BE PREPARED BY  
A MASSACHUSETTS CERTIFIED ARBORIST.

TREES SHOWN TO BE REMOVED AND PROTECTED ARE TREES IN  
THE TREE YARD,  
ALTHOUGH EXEMPT FROM "THE TOWN OF WELLESLEY TREE  
BY-LAW", THE LANDSCAPE PLAN MEETS THE STANDARDS SHOWN IN  
THE BY-LAW.



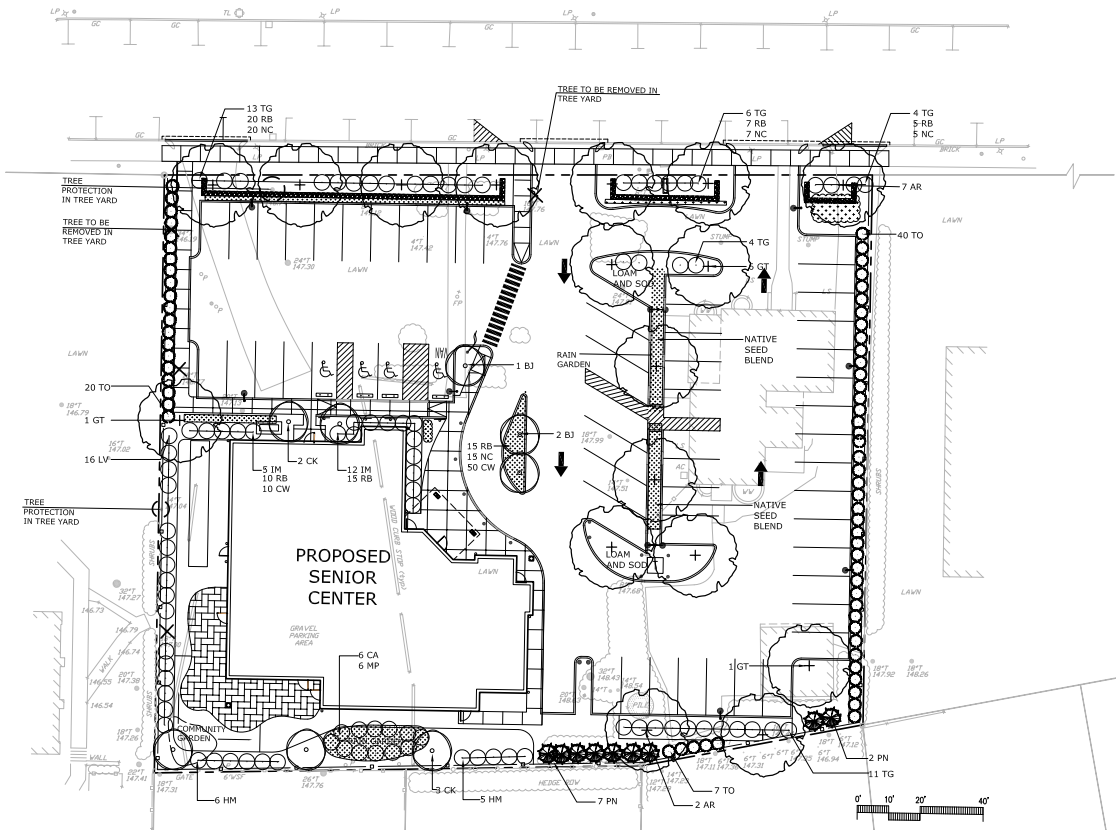
## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
<b>DECIDUOUS TREES</b>					
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	9	3 - 3 1/2" CAL.	
GT	GLEDITSIA TRIACANTHOS 'NERMIS'	THORNLESS HONEYLOCUST	10	3 - 3 1/2" CAL.	
<b>ORNAMENTAL TREES</b>					
BJ	BETULA UTILIS VAR. JACQUEMONTI	JACQUEMONTI BIRCH	4	7-8" HT.	TRIPLE CLUMP
CK	CORNUS KOUSA	KOUSA DOGWOOD	2	7-8" HT.	
<b>EVERGREEN TREES</b>					
PN	PINUS NIGRA 'AUSTRACA'	AUSTRIAN PINE	7	6-8" HT.	
TO	THUJA OCCIDENTALIS	EASTERN ARBORVITAE	67	5-6" HL.	
<b>RAIN GARDEN SHRUBS</b>					
CA	CLETHRA ALNIFOLIA	SUMMERSWEET	6	18-24"	RG
MP	MYRICA PENNSYLVANICA	BAYBERRY	6	18-24"	RG
<b>SHRUBS</b>					
IM	ILEX MESERVAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	17	30-36"	
LV	LIGUSTRUM VULGARE	COMMON PRIVET	16	4-5"	
HM	HYDRANGEA MARCOPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	11	24-36"	
TG	TAXUS MEDIA 'GREENWAVE'	GREENWAVE YEW	38	24-36"	
<b>PERENNIALS AND SEDGES RAIN GARDEN</b>					
RP	RUBROCKIA HIRTA	NATIVE RUDBECKIA	100	1 GAL.	
NC	NEPETA 'CAT MINT'	CATMINT	100	1 GAL.	
CW	CHRYSANTHEMUM WEYRICHI	'WHITE BOMB' CHRYSANTHEMUM	100	1 GAL.	

RE - INDICATES PLANTS TO BE USED IN THE RAIN GARDEN  
\* COUNTS MAY BE HIGHER THAN SHOWN ON PLAN TO ALLOW FOR INFILLING OF PERENNIALS DURING INSTALLATION

## WASHINGTON STREET

(PUBLIC - VARIABLE WIDTH - ROUTE 16)



## PLANTING NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEY, OF SOUTHBOROUGH, MA, DATED 16 JULY 2014.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK; PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

## PLANTING LEGEND

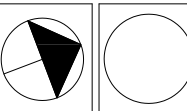
- PROPERTY LINE
- TREE REMOVAL IN TREE YARD
- TREE PROTECTION IN TREE YARD
- GROUND COVER / PERENNIAL PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS TREE

# Site Detail Sheet ( C-4)

Callin + Petrovich Architects PC

51 Railroad Street Suite 130  
Keene, New Hampshire, 03431  
(603) 352-2255

www.c-parchitect.com



<input type="checkbox"/> PRELIMINARY DESIGN	DATE:
<input type="checkbox"/> SCHEMATIC DESIGN	DATE:
<input type="checkbox"/> DESIGN DEVELOPMENT	DATE:
<input type="checkbox"/> CD'S 100%	DATE:
<input type="checkbox"/> BID SET	DATE:
<input type="checkbox"/> PERMIT SET	DATE:
<input type="checkbox"/> CONSTRUCTION SET	DATE:

Consultants:

**CIVIL/LANDSCAPE**  
**DeVellis Zrein Inc.**

**ELECTRICAL ENGINEER**  
Sant Zee Associates, LLC  
14 Wood RD  
Bedford, MA 02154  
781 305 1709 Work  
781 305 1822  
sant@sanze.com

**M/FP ENGINEER**  
VAV International (Sencon OH)  
400 West Cummings Park S-4700  
Worthington, MA 01091  
781 305 1822  
sant@sanze.com

**STRUCTURAL ENGINEER**  
Petry Built Roberts & Associates, Inc.  
600 Commercial Street  
Manchester, NH 03101  
603 622-4578 Work  
603 622-4559 Fax  
roberts@brs.com

No.	Description	Date
1	PER TOWN'S COMMENTS	11.04.15
2	PER TOWN'S COMMENTS	11.14.15

Project Title:  
**Tolles-Parsons Senior Center**

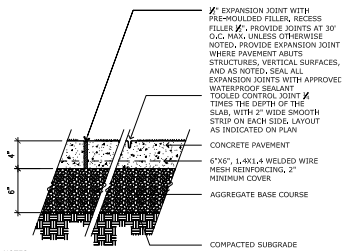
496-494 Washington St  
Wellesley, MA 02462

Sheet Title:

**SITE DETAIL SHEET**

Project Number: 20140018  
Drawn By: JAZ  
Scale: 1" = 2'

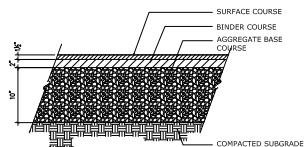
**C-4**



NOTES:  
PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO THE TRAFFIC FLOW  
UNLESS OTHERWISE NOTED

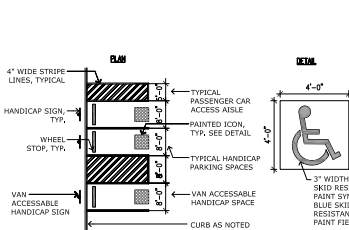
CEMENT CONCRETE SIDEWALK

NTS



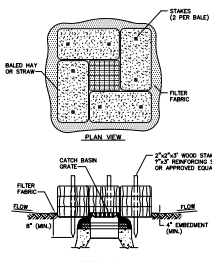
BITUMINOUS CONCRETE PAVEMENT

NTS



HANDICAP PARKING LAYOUT AND SIGN

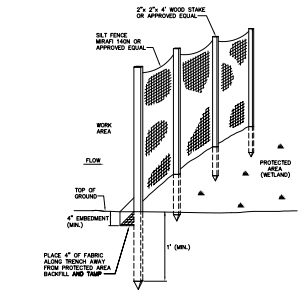
NTS



NOTES:  
1. ENCLOSE STRUCTURE WITH HANDRAILS IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION.  
2. IF GRADE IS ADJACENT EXISTING CURB THEN HANDRAILS ARE TO BE PLACED AROUND  
THREE SIDES OF GRATE ONLY.  
3. WHEN STAKES MUST BE DRIVEN INTO PAVEMENT THE CONTRACTOR SHALL USE  
REINFORCING STEEL STAKES OR DRILL HOLES.  
4. GRATE TO BE PLACED OVER FILTER FABRIC.  
5. BASKS SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND  
REPAIR OR REPLACEMENT SHALL BE PERFORMED PROBABLY AS NEEDED.

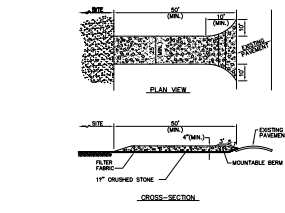
CATCH BASIN SEDIMENT TRAP

NTS



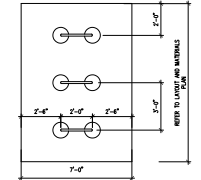
SILT FENCE BARRIER

NTS



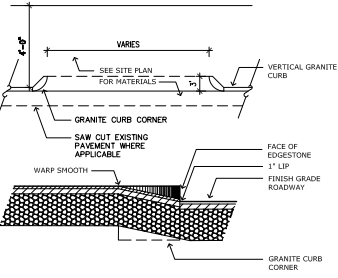
STABILIZED CONSTRUCTION ENTRANCE

NTS



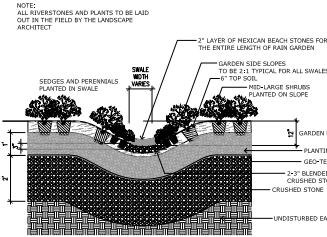
BIKE RACK

NTS



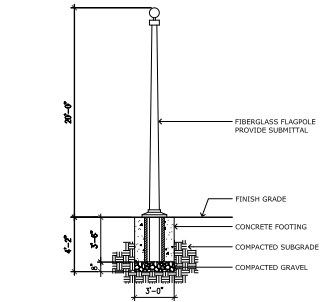
DRIVEWAY APRON

NTS

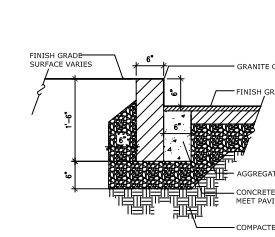


RAIN GARDEN SECTION

NTS



FLAG POLE



VERTICAL GRANITE CURB

NTS

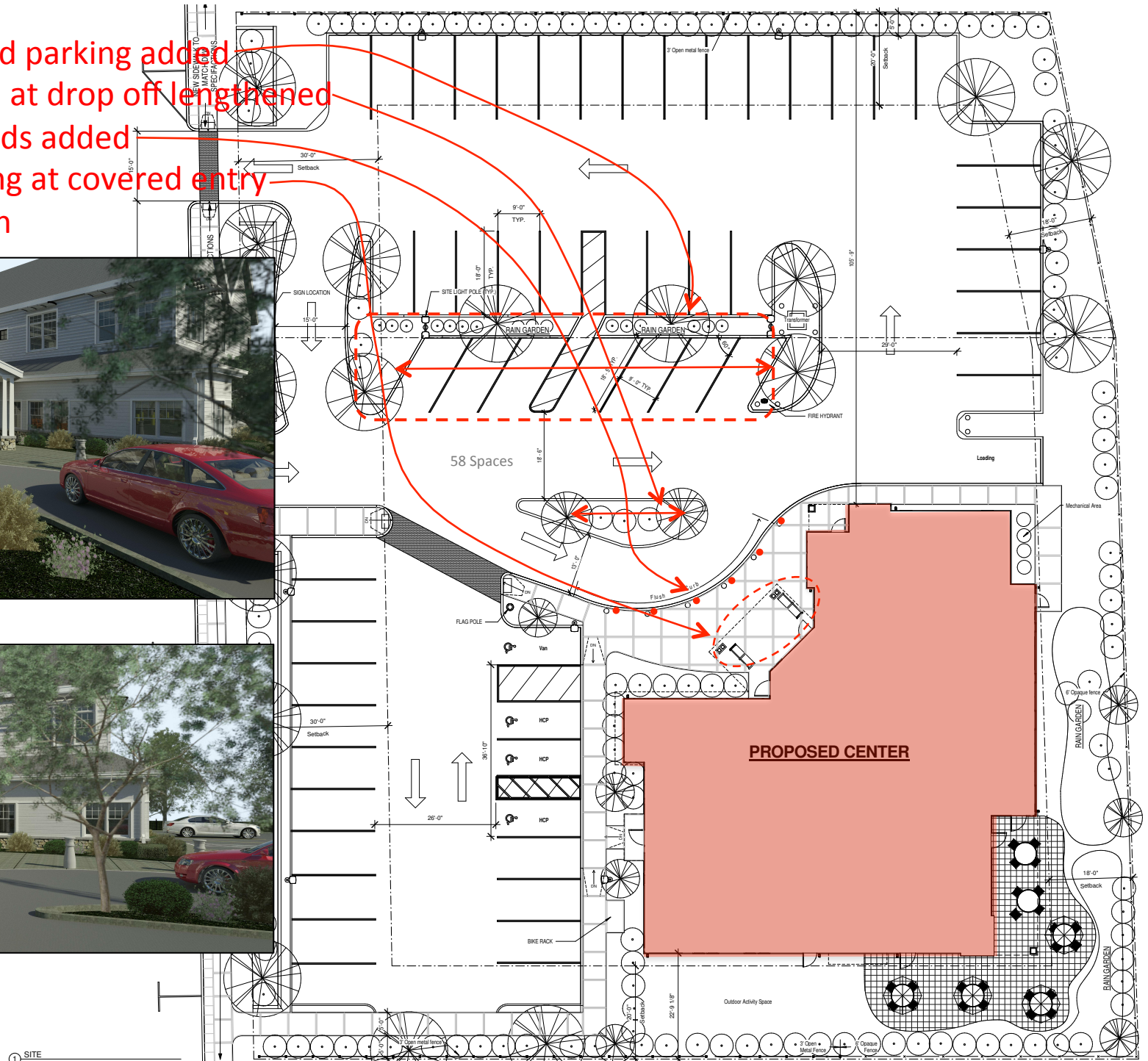




This detailed site plan illustrates the proposed center and its surrounding infrastructure. The plan includes a large parking area with 58 parking spaces, a fire truck turning path, and a fire equipment storage area. Landscaping features include rain gardens, a flag pole, and various tree symbols. The building footprint is shown in red, with a loading area and mechanical area adjacent to it. The plan also shows a bike rack, outdoor activity space, and a sign location. Dimensions and setbacks are clearly marked throughout the site.



- Angled parking added
- Island at drop off lengthened
- Bollards added
- Seating at covered entry shown

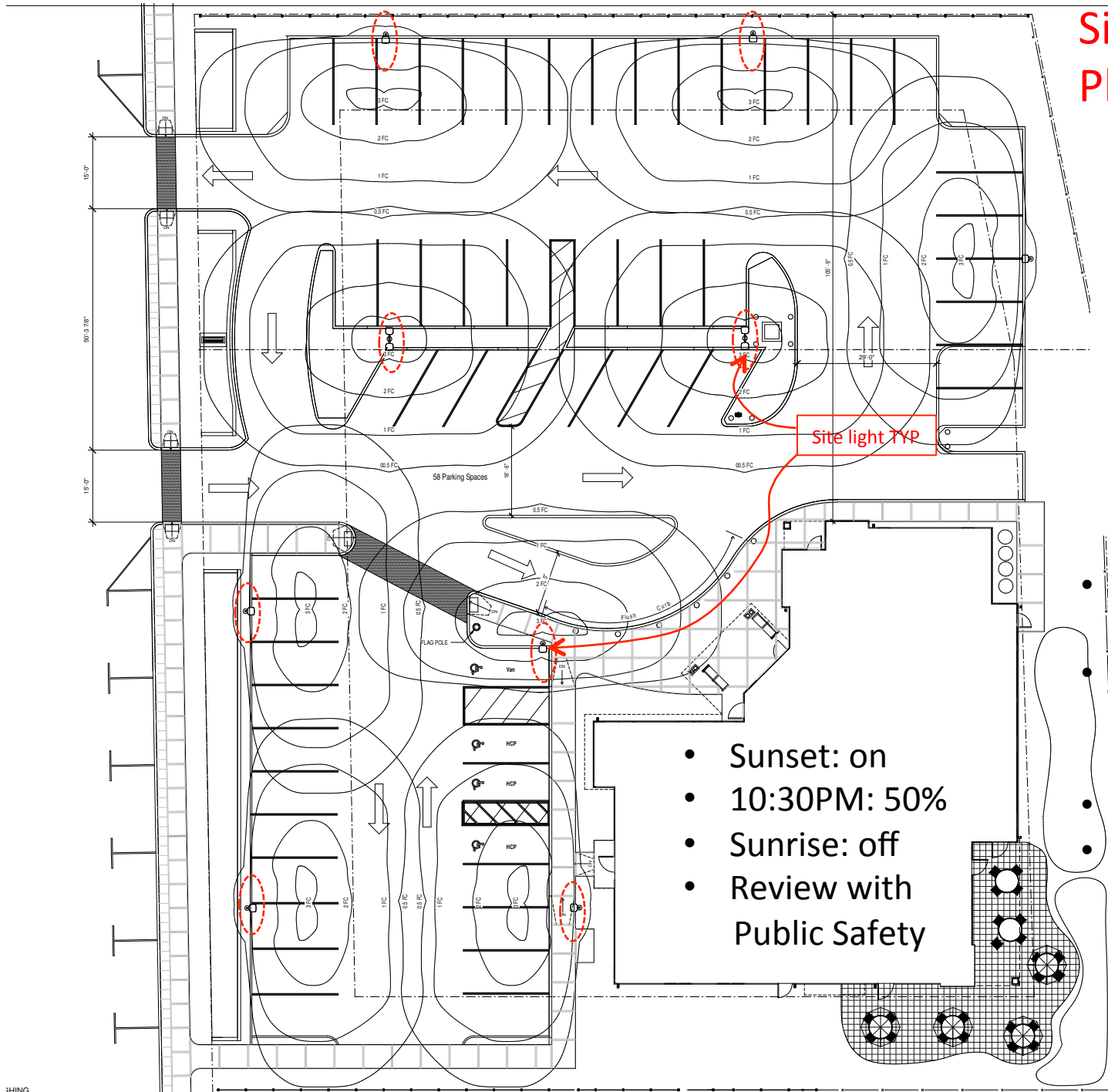


# Site lighting Photometric Plan



- Sunset: on
- 10:30PM: 50%
- Sunrise: off
- Review with Public Safety

- Cree LED pole mounted fixture – 16'-0" pole
- 14160 lumens per fixture, equal to a 750W metal halide
- Color: Black
- Mounted on a 30" pre-cast concrete base





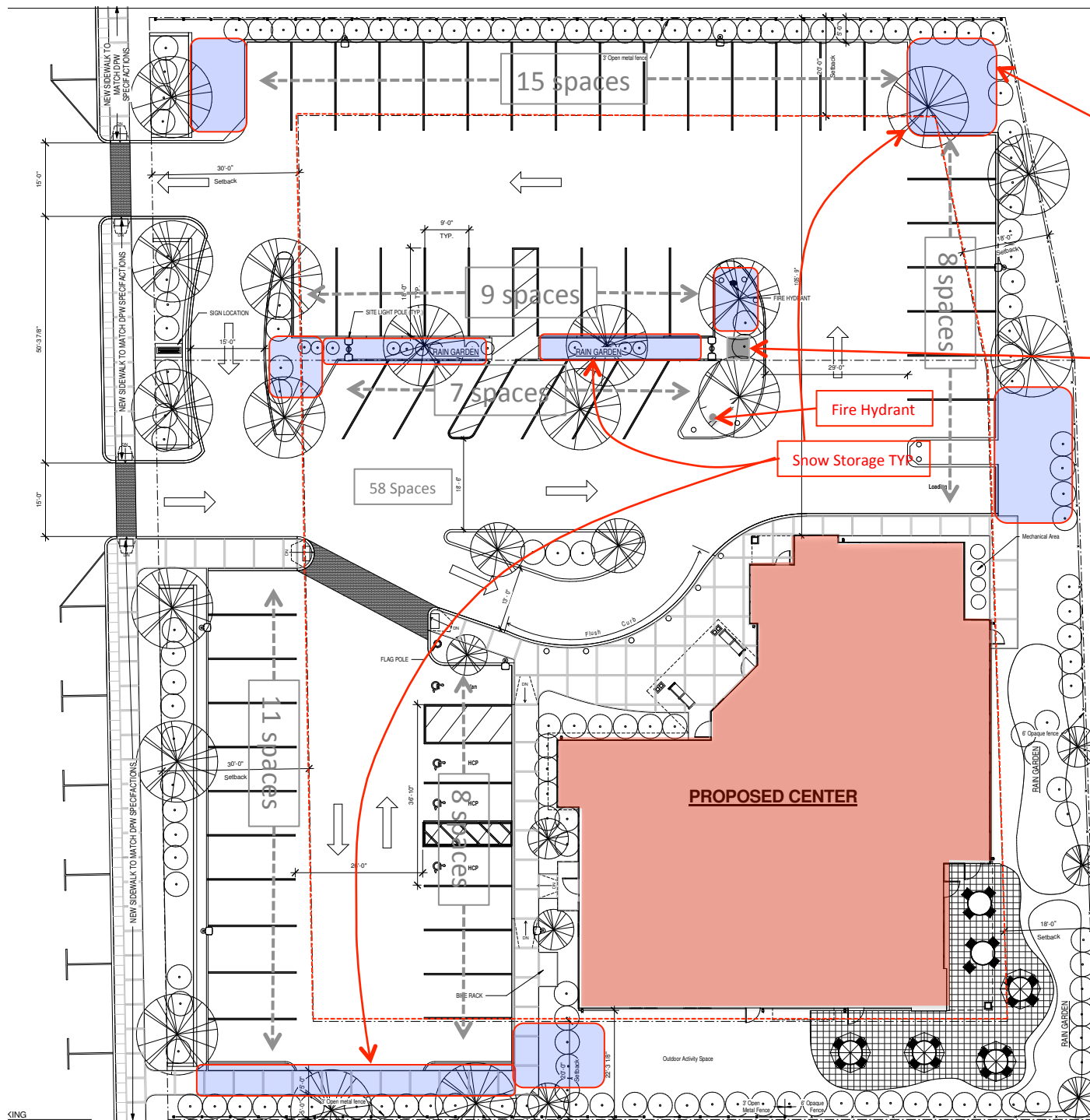
- Expanded glazing at entry area

## Tolles-Parsons Center

Interior bench

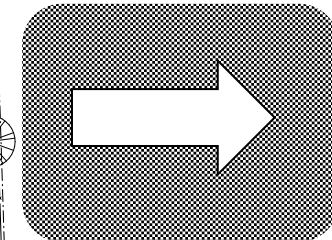
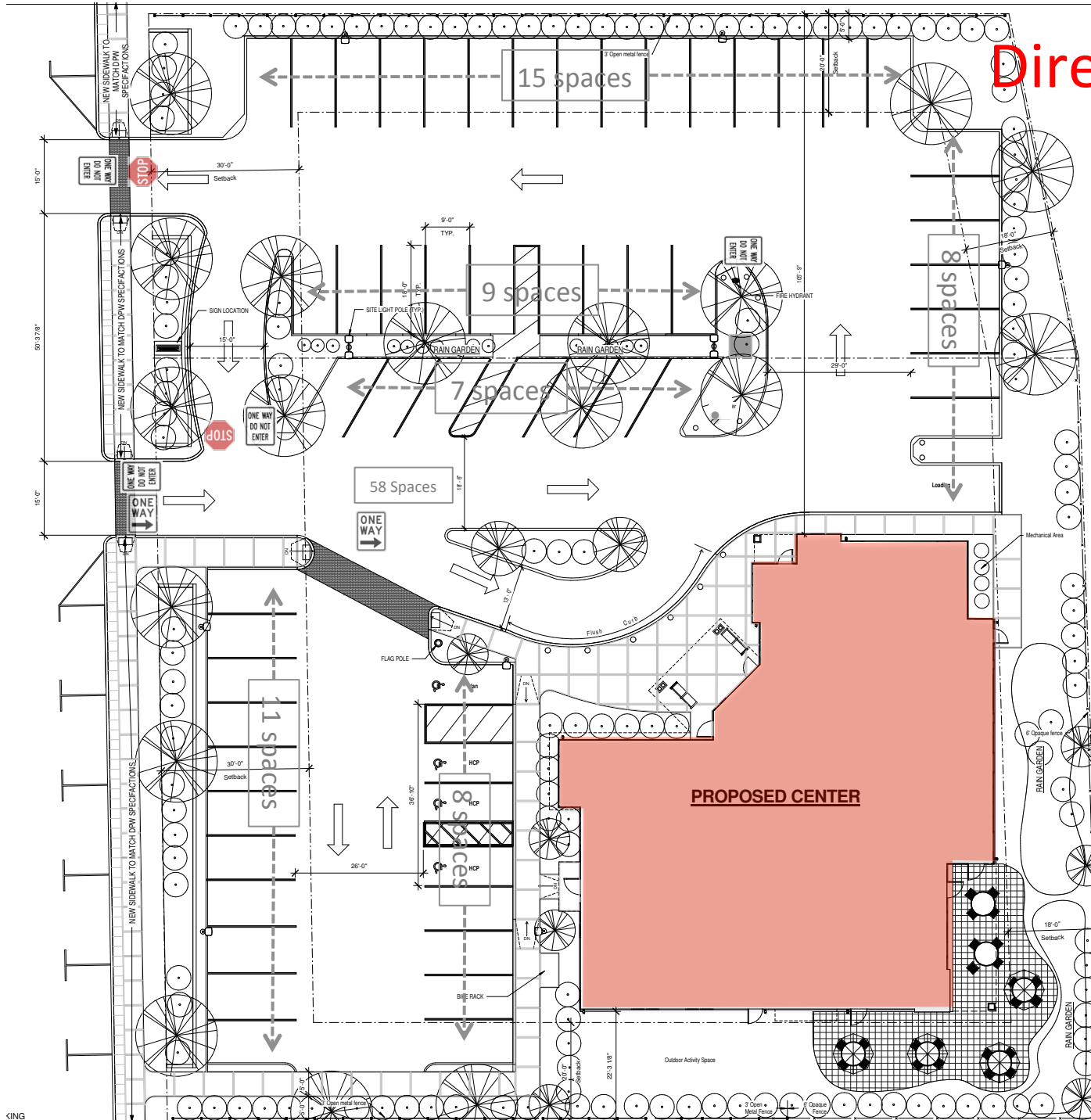






- Snow storage (TYP)
- Resolved generator and transformer
- At this time there is no generator
- Transformer is located on the island across from building

# Directional Signage

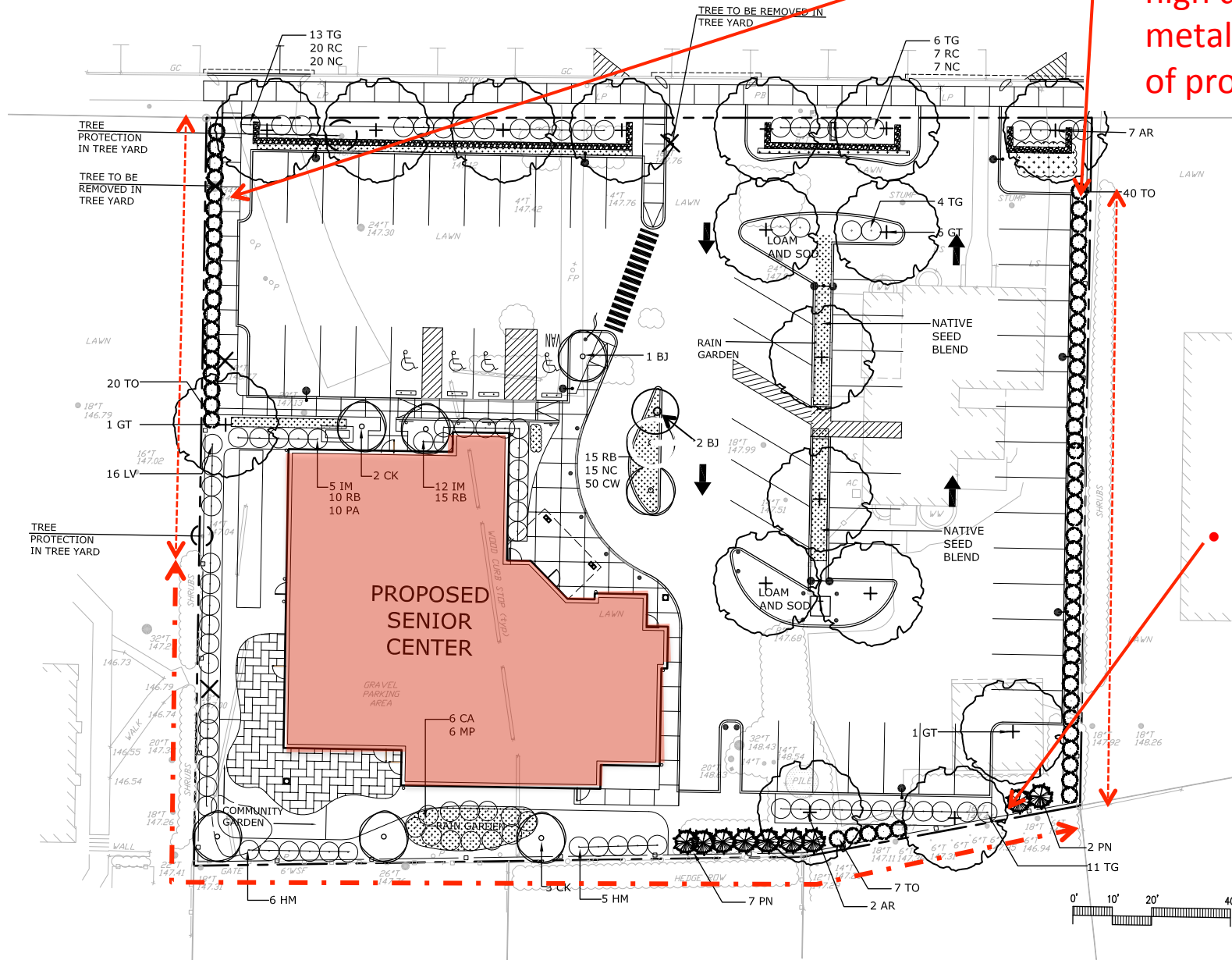


Pavement Arrow

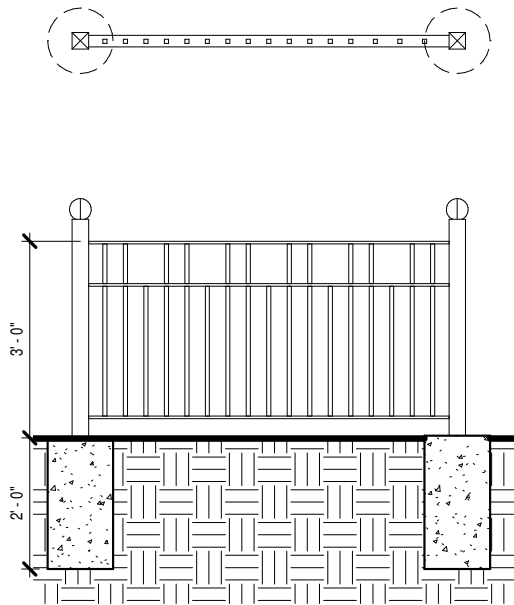
# Landscape Plan

5'-0" plant screening  
at parking with 36"  
high decorative  
metal fence length  
of property line

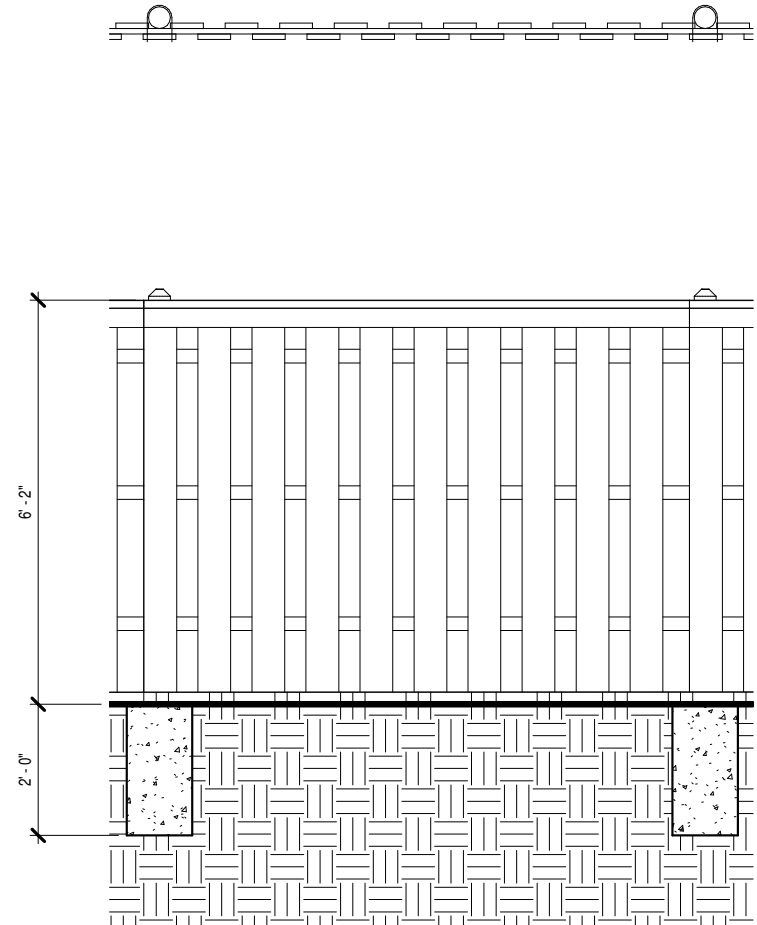
6'-0" Opaque  
Wood Fence



## Fence Details



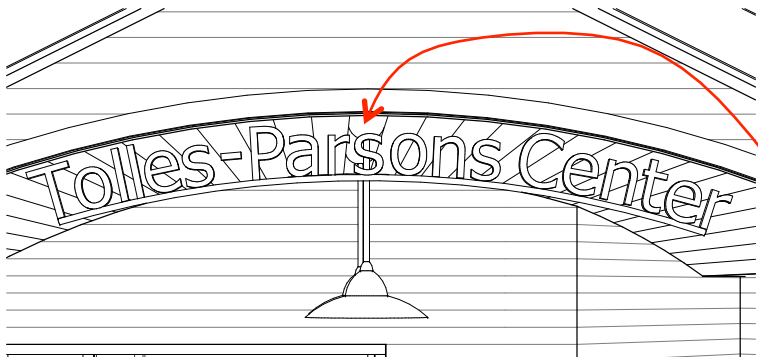
Color galvanized metal fence  
(3'-0") - Black



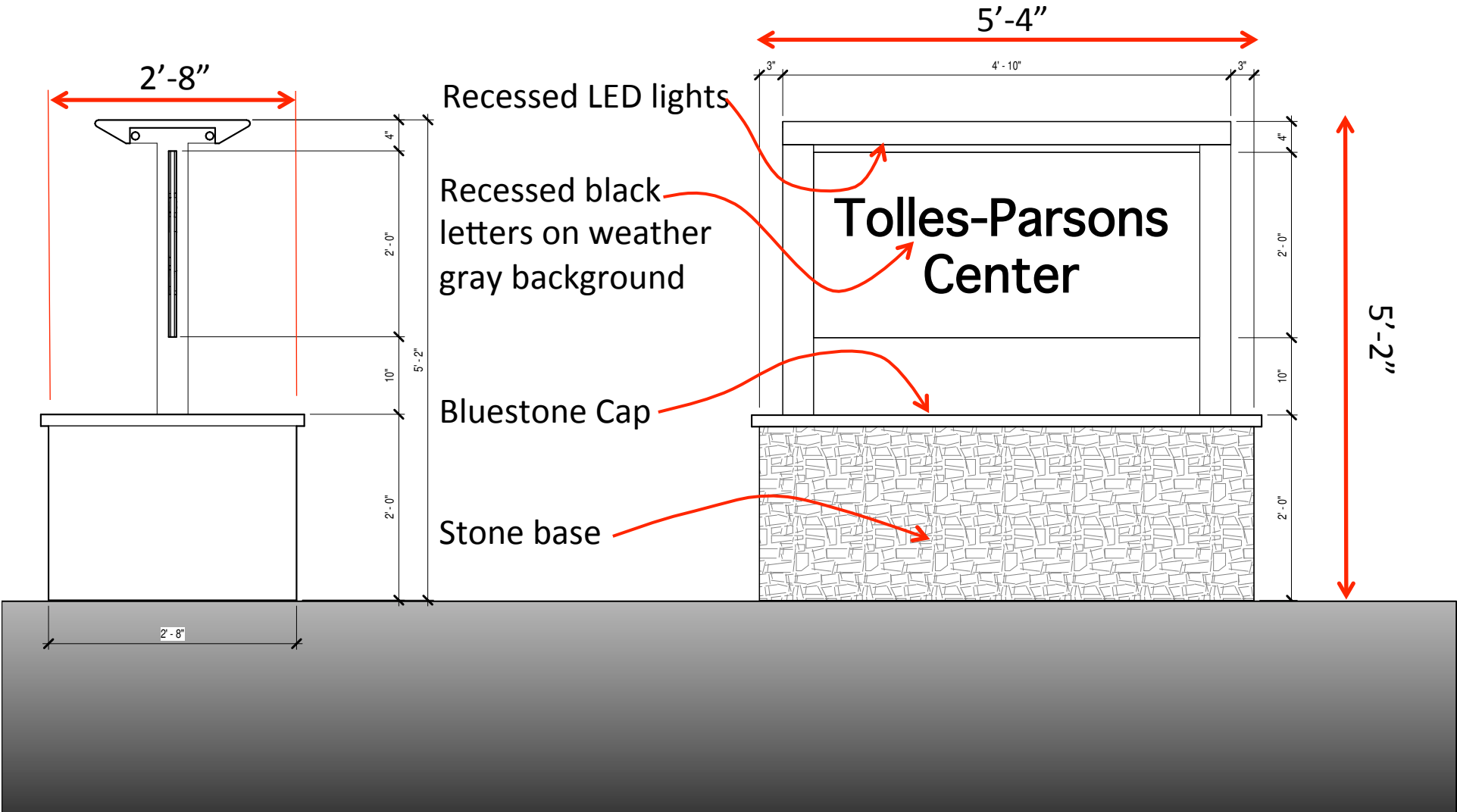
Wood slat opaque cedar  
fence (6'-0")



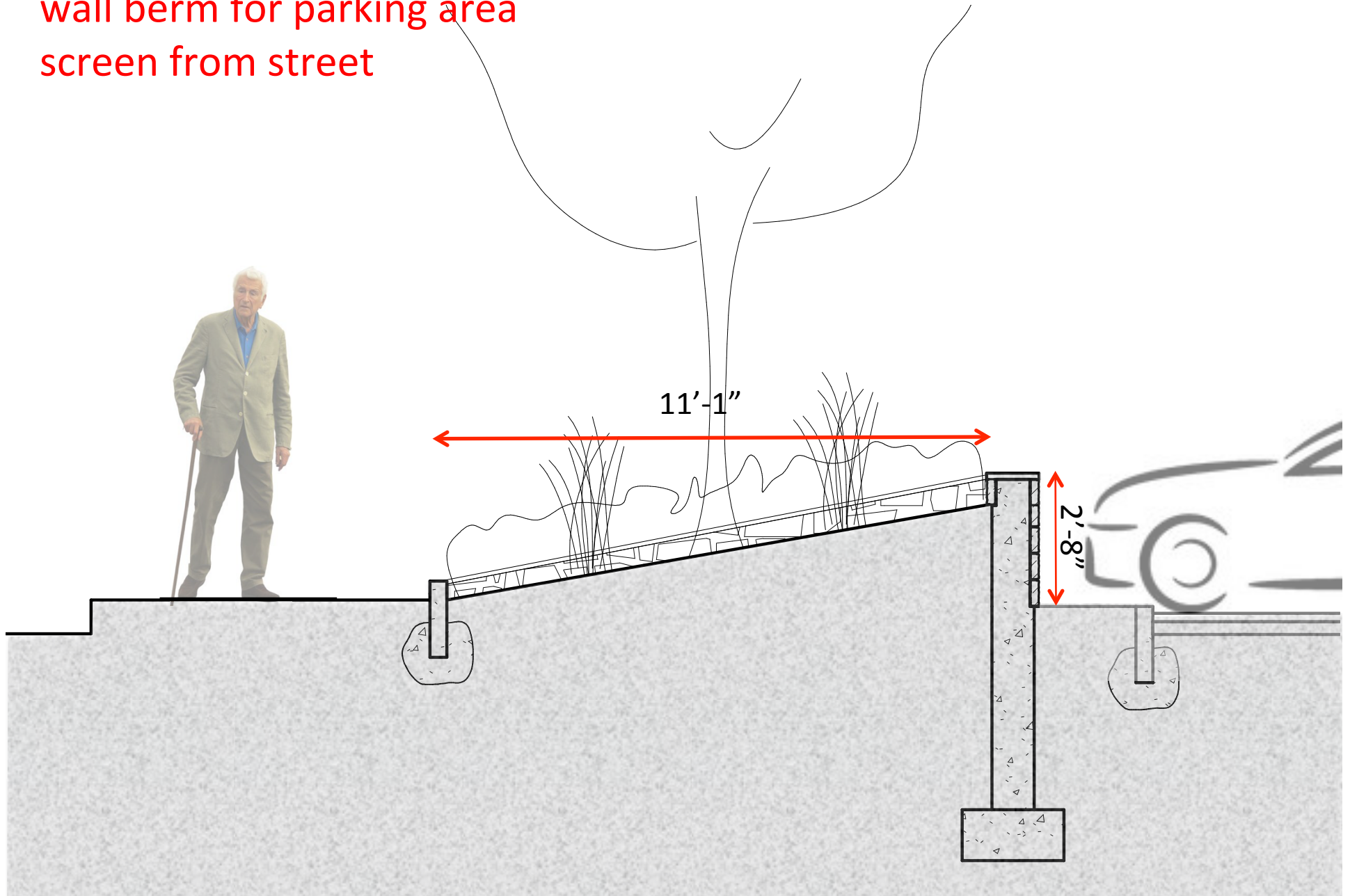
Building Identification  
Sign Details



8" laser cut powder coated aluminum letters



Schematic showing stone wall berm for parking area screen from street



# Bollards

Wausau Products  
TF6125

Concrete bollard

**ITEM NUMBER:** TF6125

**DIMENSIONS:** 15" dia. x 38"

**WEIGHT:** 400 lbs.

**ADDITIONAL FEATURES:**

Mounting Options: A or B

**MATERIAL:** Concrete

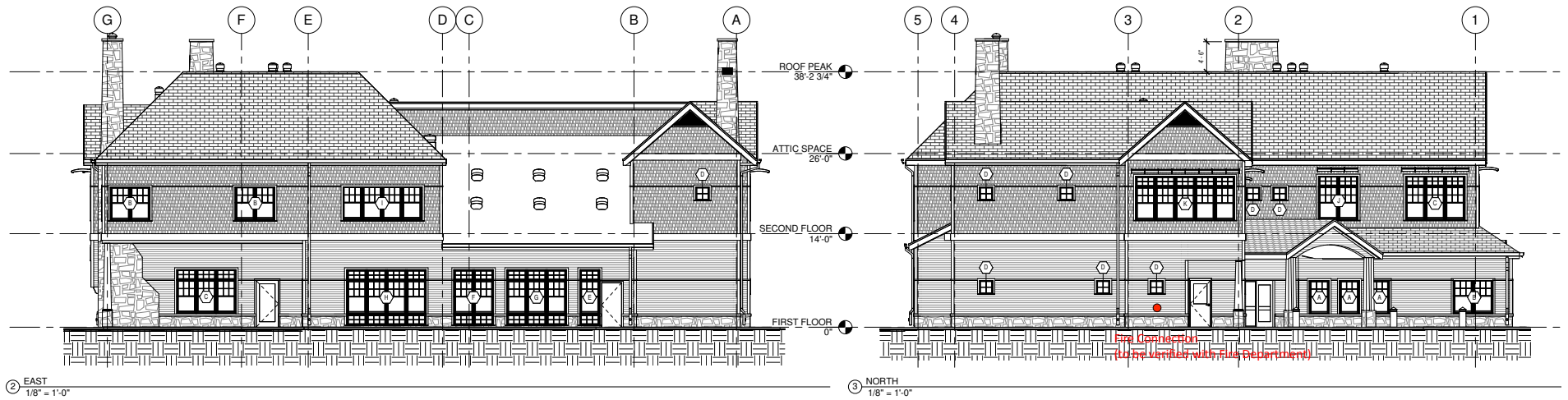
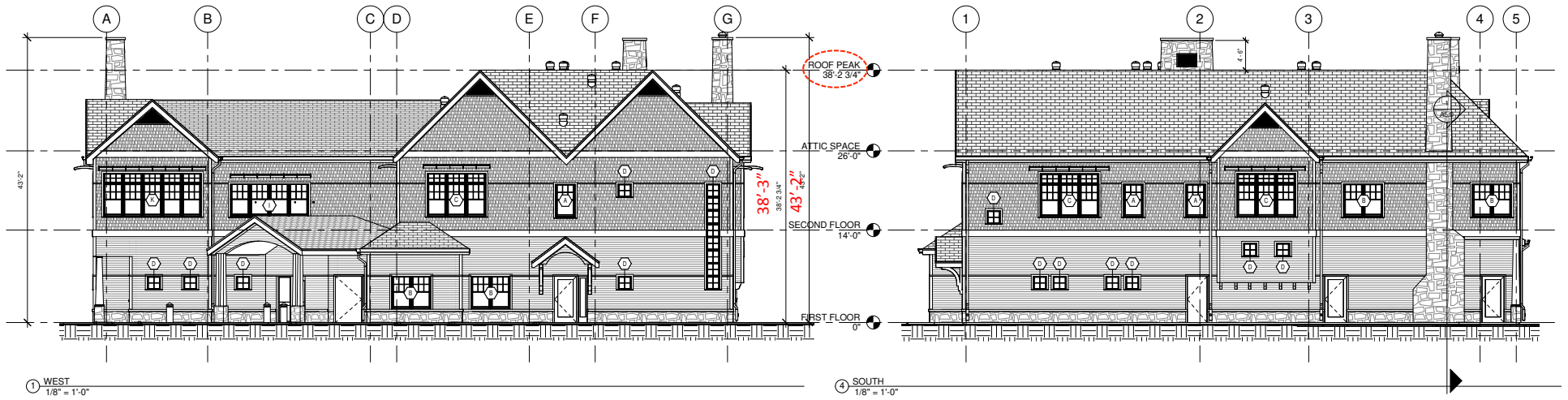
**SHAPE:** Circle



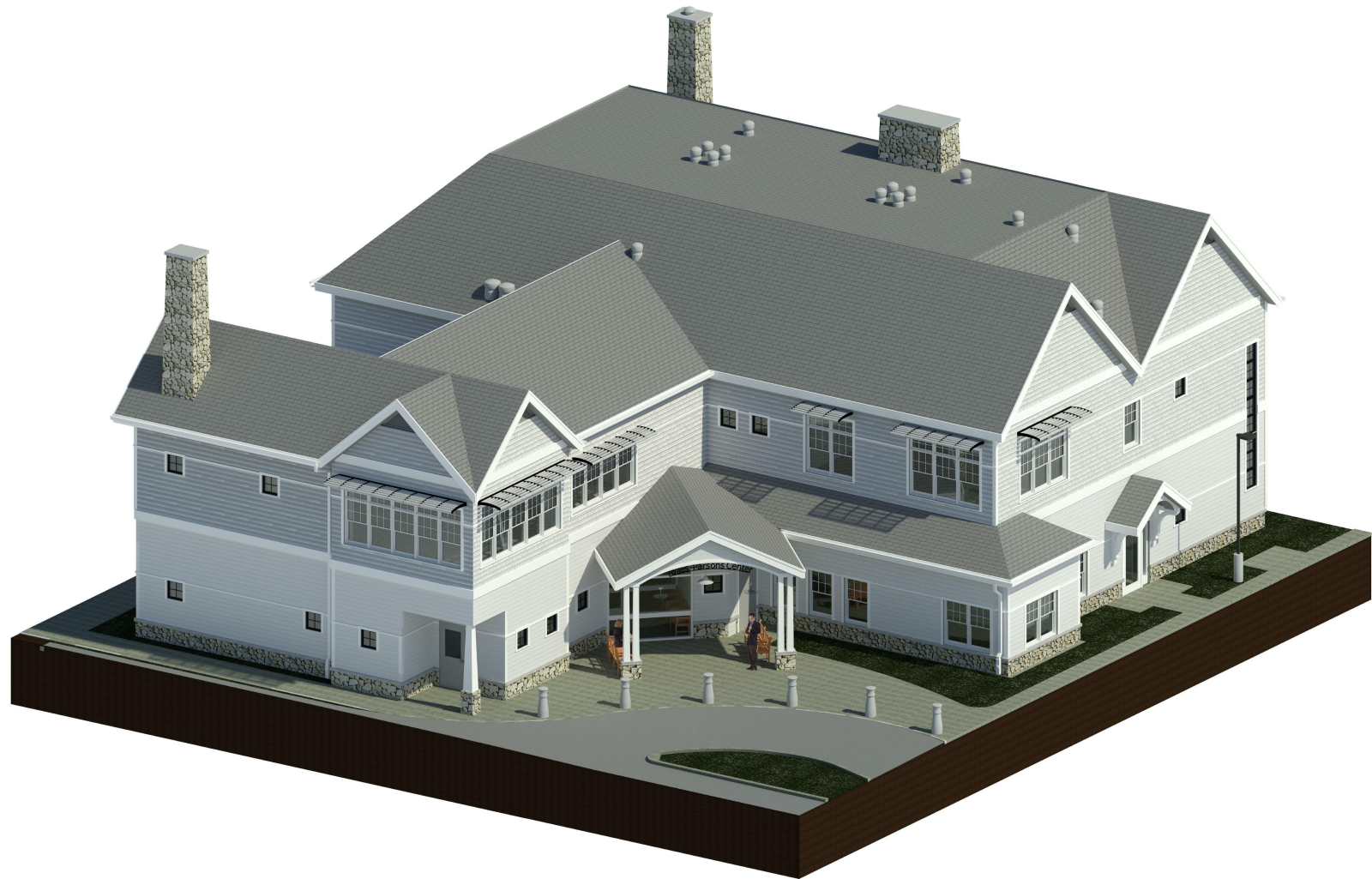
WEATHERSTONE GLASS



# Elevations

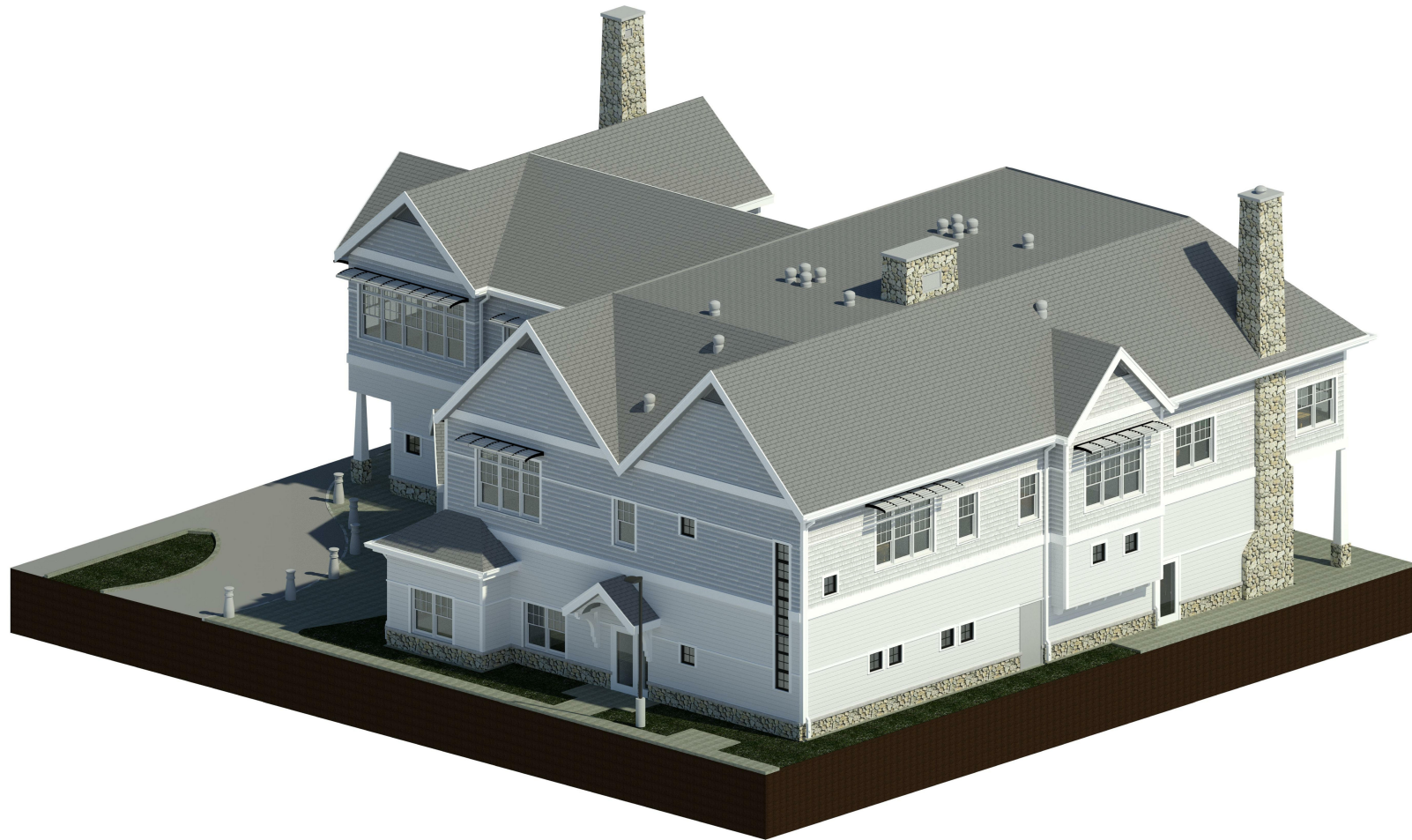


# Modeling of Building

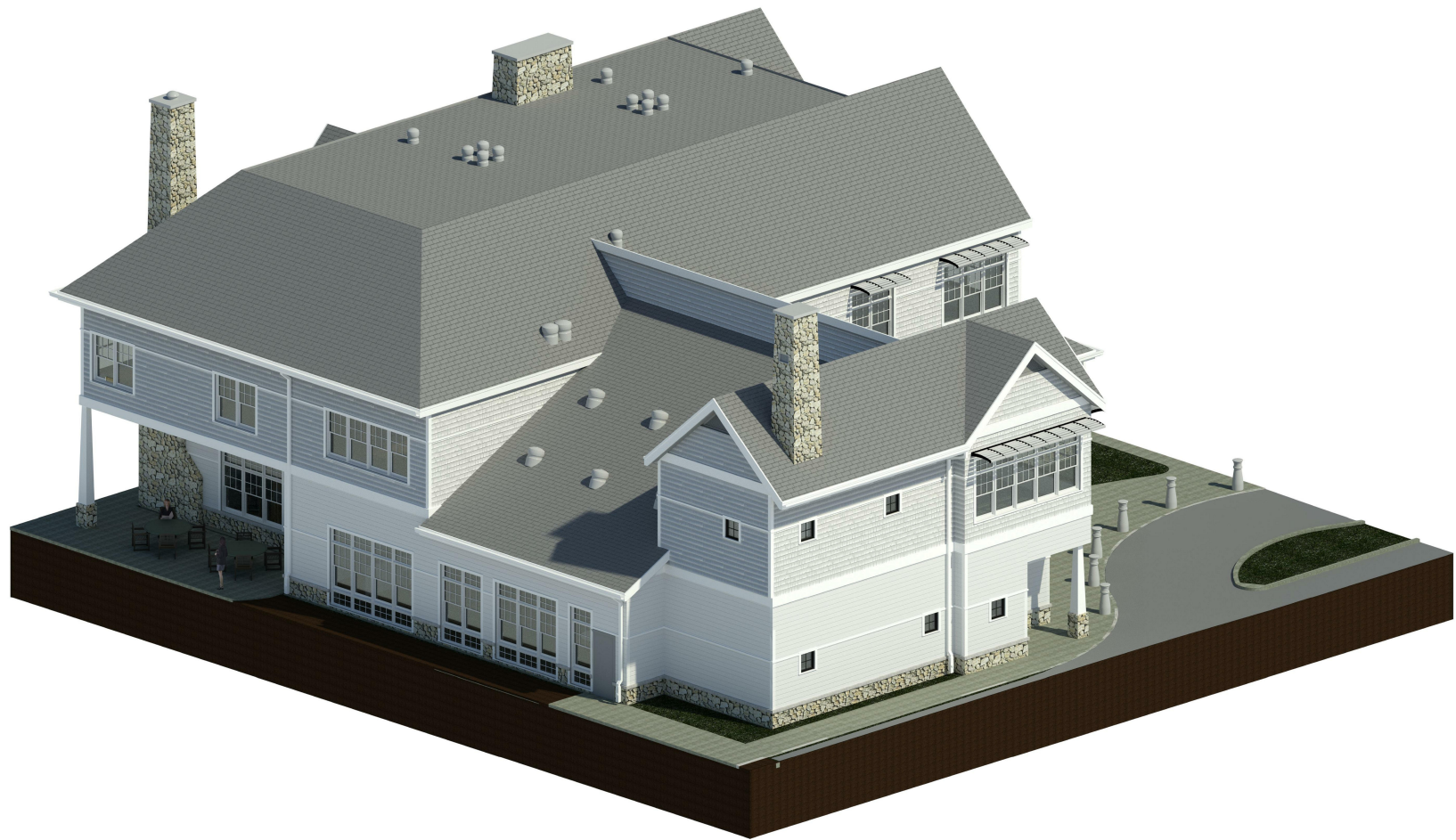




# Modeling of Building



# Modeling of Building

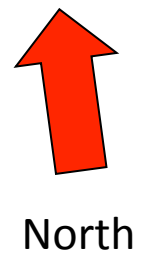


# Modeling of Building





# Level 1



North

# Level 2



② SECOND FLOOR - SQUARE FOOTAGE  
1/8" = 1'-0"















